La Habra, CA (Orange)

Purchase Rental with $460,000 down

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary

Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$85,000**
Appraised Value	**$545,000**
Loan-to-Value	**16%**
Protective Equity	**$460,000**
Investor Yield	**10.00%**
Term	**2 Years** (40 due in 2)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated July 10, 2012*

Our borrowers are buying this investment property with gifted funds. They have good credit and stable employment.

Similar homes rent for about $2,400/month (Zillow.com)

Per Appraiser: This property offers 2,068 sq. ft. of living space featuring 4 bedrooms, 2 baths, pool and a 2-car garage on a 10,201 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$424
$85,000	whole note – scheduled monthly income	$722

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.

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